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**Members present August 8:** Ken Blanchard, Cathy Clark, Bart Mills

**City of Lima:** Doug Ditto, Amy Harpster, Anthony DiPietro

**Staff:** Sue Smith

**Guests:** Tim Stafford, Mike Blass

**Members present August 12:** Ken Blanchard, Cathy Clark, Kent Fultz, Bart Mills

**City of Lima:** Doug Ditto, Amy Harpster

**Staff:** Aubree Kaye, Sue Smith

**Guests:** Tracey Sanchez, Tim Stafford

## **Design Review Board** **August 8 and August 12, 2019 Minutes**

### **A. Call to order**

The DRB met as scheduled on Thursday, August 8 but was unable to vote because a quorum of voting members was not met. The Board reconvened on the following Monday, August 12, and a quorum was met. These minutes reflect remarks made on both dates.

### **B. Minutes from July 11, 2019**

Bart Mills asked the Board for approval of the July 2019 minutes. Cathy Clark motioned to approve, and Ken Blanchard seconded. All approve.

### **C. New Business**

1. Tom Sawyer / Lima Rotary Foundation  
141 E. Elm Street, Demolition
  
2. Tom Sawyer / Lima Rotary Foundation  
129 E. Elm Street, Demolition

Tim Stafford and Tracey Sanchez were present on August 12 and brought renderings of their plans for the entire area that surrounds the proposed pavilion. The removal of the abandoned gas station at 141 E. Elm and the adjacent Quonset hut are part of Rotary's mission to clear the block. The rendering they presented was an aerial view of their development plans. Clearing the demolition rubble and grading the land will take place first. They pointed to adjacent buildings that may also be acquired and demolished in the future. The total acreage for this project is two. They anticipate that the aforementioned two demolitions would require a month to complete, starting September 1. They hope to begin building the amphitheater next year. Bart expressed concern about the maintenance of the cleared land in the interim. Tracey mentioned the use of C and D gravel in certain areas with grass in the remainder. Regarding the gas station, it was stated that there are no underground tanks. Tim then said that the "back half" of the former MacDonald Supply would come down eventually. Ken Blanchard motioned to approve both applications, and Cathy Clark seconded. All approve.

3. Michael Blass / Blass Holding, LLC  
500-518 W. Elm Street, Demolition, Site Development, New Construction

Michael Blass was present on August 8 and presented samples of the exterior stonework and roof tiles as well as siding colors. Amy took a photo to share with members at the follow up meeting. Mr. Blass is the owner of the brick apartments on Elm Street facing Ruler Foods. The new build behind these apartments will feature six two-story units and two triples on a slab. Cathy Clark moved to approve the application, and Kent Fultz seconded. All approve.

#### 4. Tausha Muniz / Zinum 12 134 W. High Street, Signage

It was stated on August 8<sup>th</sup> that Signs of Ohio believed Zinum 12 had a permit for the sign that was erected. Bart said he would call them to make certain that they understand the DRB guidelines. Amy stated that inspectors have been at the property. On August 12, Ms. Muniz was present and said her sign has been up for quite some time, and that no one had spoken to her about it. Ken Blanchard moved to approve the application, and Kent Fultz seconded. All approve.

#### **C. Other**

It was stated that the Metro Building will be applying to brand soon.

Following the discussion about Zinum 21, Bart spoke about the By-Laws. It is within the reach of the DRB to fine business owners who make exterior alterations to their properties, including signage, at the rate of \$75.00 per day if they fail to apply. The general feeling was that Signs of Ohio should definitely know that permits are required. In addition, the exterior was painted black without an application to the DRB in advance.

Kent Fultz talked briefly about his business, Crankers Cycling on Main Street. He intends to put a new sign in an old sign holder on his façade. He was not sure if this was permitted. Doug said if someone undertakes a refacing of an older sign, the City does not care but the Design Review Board is definitely in a position to adjudicate that. The City cannot regulate what the DRB determines. Bart then stated that the signage on the new restaurant, Teasers, on Main Street (the former Fat Cat Diner) looks temporary and not of substantial materials. However, members of the Board also noted that some of the sign ordinances they are working with date from the 1950s, and that while this problem has come to City Council for reconsideration in the past, it was tabled.

In other updates, Aubree mentioned that the AEP Substation on Elm Street would be dismantled. There was a brief discussion about the mural project launched by the Arts Council and an independent online entity envisioning murals in the downtown. The latter has been contacted and invited to participate in the Council's plans. Finally, Bart stated that someone on the Planning Commission has been asked to be a member of the Board. With that, he asked for a motion to adjourn. Kent Fultz made a motion, and Ken Blanchard seconded. All adjourn.